



TAB M

Green Amenities/New Urbanism



Green Community/New Urbanism Criteria – Point Scoring

The Green Amenities Scoring Matrix below helps developments achieve additional points based on their Green Amenities Score. Below the Green Amenities Scoring Matrix is a scale for the number of green amenities points earned by each development based on the Green Amenities Scoring Matrix. Note that for 2008 all Green Community/New Urbanism criteria are optional for points.

Location and Neighborhood Fabric	Points Possible	Amenities to be included in project per owner
Project location includes access to existing roads, existing water and wastewater infrastructure, and within or contiguous to existing development.	3	
All public streets and sidewalks are available for general public use.	3	
Project location must include only parcels of land previously developed beyond agriculture or forestry use.	1	
Locate project site within 3 miles of an existing or planned biking or greenway network.	1	
Include the development or redevelopment of at least 1,500 sq.ft of office, retail, and commercial space within the development.	1	
Design residential units at minimum average density more than seven dwelling units per acre of buildable land.	1	
Locate project on a brownfield, contaminated, adaptive reuse or obsolete site.	1	
Create a public park maintained as part of project development.	2	

Locate project within one-tenth mile of government-recognized historic building or district.	1	
Locate project site within ¼ mile of at least 4 neighborhood shops, services, and facilities.	1	
Site Improvements		
Use cast catch covers on storm drains or storm inlets to clearly indicate that the water runs to a watershed area or waterway.	3	
Design continuous sidewalks along both sides of all streets within the project. New sidewalks must be at least 4 feet wide.	3	
Permit on-street parallel parking on at least one side of all new public streets.	3	
Design surface parking to be accessed from the rear façade in family developments.	3	
Design front façades so that at least 80% of all buildings are no more than 20 feet from the front property line, or internal street setback on private roads.	1	
The front façade is designed such that each family and independent senior residential structure faces a public space such as a street, square, park, or plaza.	1	
No blank (without doors or windows) walls longer than 50 feet should occur along sidewalks.	1	

For projects that include twenty or more residential units; design a minimum of three different housing types and sizes within the project.	1	
Projects designed with no dead-end streets or cul-de-sacs, or projects designed with pedestrian or bicycle through-connections where cul-de-sacs are necessary.	1	
For projects with street frontage exceeding 800 feet, design and build projects such that there is at least one public through-street at the project boundary every 800 feet	1	
Provide for restoration and maintenance of native habitat within project site.	2	
Provide and maintain a public biking or greenway network within the project site that connects to an existing or planned biking or greenway network.	2	
Provide and maintain a safe and comfortable transit stop within the project site.	2	
<p>Provide recycling facilities and programs to residents.</p> <p>(Points are available for developments that provide on site recycling facilities or programs in areas that do not have them or provide facilities or programs beyond what may already be provided.)</p>	2	
Design parking for residential units no greater than the minimum required spaces as defined by the local governing ordinance.	1	
Orient building to make the greatest use of passive solar heating and cooling.	1	

Design sidewalks or suitable pathways linking residential development to public spaces, open spaces and adjacent development.	1	
Materials		
Reuse existing buildings or facades as part of new residential development.	3	
Reuse building materials from previous structures. 5% reused materials earns a score of 1. 10% or more reused material earns a score of 2.	Maximum= 2	
Develop and implement a construction waste management plan to reduce the amount of material sent to the landfill. 50% of construction waste diverted from disposal earns a score of 1. 75% of construction waste diverted from disposal earns a score of 2.	Maximum = 2	
Use materials with recycled content; provide calculation for recycled content percentage based on cost or value of recycled content in relation to total materials for project. 10% materials with recycled content earns a score of 1. 15% materials with recycled content earns a score of 2. 20% materials with recycled content earns a score of 3.	Maximum = 3	
Use at least 50 percent (by cost or value) wood products and materials that are certified in accordance with the Forest Stewardship Council, salvaged wood or engineered framing materials.	3	
Landscaping		
Select native trees and plants that are 1) appropriate to the site's soils and microclimate, 2) varied in type to avoid a monoculture within the site, and 3) provide shading in the summer and allow for heat gain in the winter.	3	

Water Conservation		
New Construction: Install water conserving fixtures with the following specifications: toilets – 1.6 gallons per flush; showerheads – 2.0 gallons per minute; kitchen faucets – 2.0 GPM; bathroom faucets – 2.0 GPM.	3	
Acq/Rehab: Wherever and whenever toilets and showerheads are replaced, install water conserving fixtures with the following specifications: toilets – 1.6 gallons per flush; showerheads – 2.0 gallons per minute. Wherever and whenever kitchen and bathroom faucets are replaced install fixtures that meet 2.0 GPM specifications.	3	
Use low-water and low-maintenance landscaping through preservation of existing vegetation and use of indigenous plant specification.	1	
If irrigation is necessary, use recycled gray water, collected site run-off or an irrigation system that will deliver up to 95 percent of the water supplied.	4	
Energy Efficiency		
New Construction: R Values for building envelope should be as follows: Exterior Walls R-15, Roof R-49, R-38 and Slab R-5. Exterior doors and windows should be Energy Star labeled.	3	
Acq/Rehab: Perform an energy analysis of existing building condition, estimate costs of improvements, make those with a 10 year or shorter payback.	3	
If providing appliances, install Energy Star labeled clothes washers, dishwashers, refrigerators.	3	
Install daylight sensors or timers on all outdoor lighting.	3	

Install individual or sub-metered electric meters, unless prohibited by applicable requirements.	3	
Use Energy Star-labeled lighting fixtures for 40% of all interior unit fixtures and use Energy Star or high-efficiency commercial grade fixtures in all common areas.	2	
New Construction R Values for building envelope should be as follows: Exterior Walls R-19, Roof R-49, and Slab R-10.	3	
Acquisition/Rehab: Perform an energy analysis of existing building condition, estimate costs of improvements, make those improvements with a 15 year or shorter payback.	2	
Install Energy Star rated furnace(s) and air conditioner(s).	2	
Install Energy Star rated domestic hot water heater.	1	
Provide renewable energy sources for residents. 2.5% energy from a renewable source earns a score of 2. 7.5% energy from a renewable source earns a score of 3. 12.5% energy from a renewable source earns a score of 4.	Maximum = 4	
Specify direct vented or combustion sealed water heaters if the heater is located in a conditioned space.	1	
Healthy Living Environment		
Provide a continuous air barrier between the conditioned (living) space and any unconditioned garage space. In single-family houses with attached garages, install a CO alarm inside the house on the wall that is attached to the garage or is outside the sleeping area.	3	

Specify that all interior paints, primers, adhesives and sealants must contain low or no VOC.	3	
Do not use any composite wood that has exposed particleboard (which contains added urea-formaldehyde) unless the exposed area has been sealed.	3	
Do not install carpets in entryways, laundry rooms, bathrooms, kitchens or rooms with floor drains.	3	
If using carpet, use the Carpet and Rug Institute's Green Label certified carpet and pad.	1	
New Construction: Install Energy Star labeled bathrooms fans that exhaust to the outdoors and which have a humidistat sensor or timer or operates continuously.	1	
New Construction: Install Energy Star labeled power ventilated fans or range hoods that exhaust to the exterior.	1	
New Construction: Install a ventilation system for the dwelling unit that provides 15 cubic feet per minute of fresh air, per occupant.	1	
Operations and Maintenance		
Provide a manual that includes the following: a routine maintenance plan; instructions for all appliance, HVAC operation, water system turn offs, lighting equipment and other systems that are a part of each occupancy unit; an occupancy turnover plan that describes in detail the process of educating the tenant about proper use and maintenance of all building systems; and information on how to maintain the green features of the site, including paving materials and landscaping.	1	

Provide a guide for homeowners and renters that explains the intent, benefits, use and maintenance of green building features, and encourages additional green activities such as recycling, gardening and use of healthy cleaning materials	1	
Provide a walk-through and orientation to the homeowner or new resident that reviews the building's green features, operations and maintenance.	1	
Total	120	

Green Amenities Scoring Matrix

The scale for determining the number of points earned for green amenities is below:

Score of 1 - 12	= 1 Point
Score of 13 - 24	= 2 Points
Score of 25 - 36	= 3 Points
Score of 37 - 48	= 4 Points
Score of 49 - 60	= 5 Points
Score of 61 - 72	= 6 Points
Score of 73 - 84	= 7 Points
Score of 85 - 96	= 8 Points
Score of 97 - 108	= 9 Points
Score of 108 +	= 10 Points

OWNER'S/APPLICANT'S & ARCHITECT'S CERTIFICATION

RE: GREEN COMMUNITY/NEW URBANISM Mandatory When Points Are Awarded

The undersigned Owner/Applicant is responsible for the inclusion of any Green Community/New Urbanism amenities set forth in the Green Community/New Urbanism Criteria Checklist for which points were awarded. These amenities must be included in the architectural plans, drawings and specifications and in the final completed project as demonstrated by the as-built survey, architectural plans, drawings and specifications.

By signing this form, the Owner/Applicant and Architect hereby certify that the architectural plans, drawings and specifications, construction contracts and other construction documents for the proposed project will include the amenities for which points are to be awarded, in accordance with the requirements of the QAP. After construction has been completed, and prior to the issuance of the IRS form 8609's related to the project, the Owner/Applicant and Architect shall certify the inclusion of the amenities included in the project tax credit application and provide appropriate documentation as to the as-built condition of the project. The Owner/Applicant and Architect shall report any discrepancies between the tax credit application and the as-built project to the Authority.

The Authority reserves the exclusive right to determine whether or not the Owner/Applicant has incorporated into the completed project the Green Community/New Urbanism amenities for which points were received. FAILURE TO ADHERE TO THIS CERTIFICATION IS THE RESPONSIBILITY OF THE OWNER/APPLICANT AND MAY RESULT IN LOSS OF POINTS, WHICH MAY FURTHER RESULT IN SUSPENSION OF A PROJECT'S APPLICATION, LOSS OF TAX CREDITS, OR OTHER PENALTY.

This certification may be signed in several counterparts and all so executed shall constitute one agreement, binding on all parties hereto.

[Signature Page Follows]

Project Name

OWNER:

[INSERT OWNER'S NAME]

By:_____

[INSERT AUTHORIZED SIGNATORY'S NAME]

Its: Authorized Signatory

APPLICANT:

[INSERT APPLICANT'S NAME]

By:_____

[INSERT AUTHORIZED SIGNATORY'S NAME]

Its: Authorized Signatory

ARCHITECT:

[INSERT ARCHITECT'S NAME]

By:_____

[INSERT AUTHORIZED SIGNATORY'S NAME]

Its: Authorized Signatory